



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
32		GREENRIDGE LN, LINCOLN

**OWNERSHIP**

Owner 1:	SLATER ELIZABETH TRACE
Owner 2:	
Owner 3:	
Street 1:	32 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	PERKINS - JOHANNES KETTENMEIER-TSAI
Owner 2:	-
Street 1:	32 GREENRIDGE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1981, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	GR																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	448,200		0.000		448,200		
Total Card						Entered Lot Size	GIS Ref
Total Parcel							GIS Ref
Source: Market Adj Cost						Total Land:	Insp Date
Total Value per SQ unit /Card: 288.42 /Parcel: 288.42							Land Unit Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	404,000	0	.		404,000	404,000	Create Final value 2019	6/4/2019
2018	102	FV	404,000	0	.		404,000	404,000	Year End Roll	9/28/2017
2017	102	FV	374,600	0	.		374,600	374,600	Year End Roll	9/29/2016
2016	102	FV	367,300	0	.		367,300	367,300	Year End Roll	1/14/2016
2015	102	FV	348,900	0	.		348,900	348,900	Year End	10/2/2014
2014	102	FV	345,300	0	.		345,300	345,300	Year End Roll	1/23/2014
2013	102	FV	324,900	0	.		324,900	324,900	Year End Roll	10/25/2012
2012	102	FV	337,700	0	.		337,700	337,700	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PERKINS, JOHANNE	150-25		7/2/2018		494000	No	No			
PERKINS JACQUEL	106-47		11/4/2008	FAMILY	100	No	No			Jacqueline death cert #101 pg 149
PERKINS JACQUEL	101-149		10/29/2007	FAMILY	1	No	No			
TSAI, HAIPING P	U50-116		10/28/1994	FAMILY	0	No	No			DOC#1076801 DEATH CERT
TSAI, HAIPING P	U50-76		9/30/1994	FAMILY	1	No	No			
BOHN LORI/YALE	U41-6		3/15/1991		182000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/1/2018	7243	DEMOLITI	4,000	C				Demo existing kitc
9/15/2015	6227	WINDOWS	8,000	C				Replace 4 windows

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/10/2012	MEAS/EXT INS	25	D ERSKINE
4/17/2004	M&L EXTERIOR	615	
5/3/1996	MEAS/EXT INS	606	
4/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

